

ZB# 85-44

**Emerald Green
Laundromat**

37-1-52.2

85-44 - Emerald Garden Landmark / Sutherland

Prelim.

12/9/85.

Public Hearing:

1/13/86.

Notice to Senterel

12/12/85.

Special Permit
granted on
1/13/86

General Receipt

7151

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Dec. 16, 1985

Received of Emerald Garden Landscaping, Inc. \$ 50.00

Fifty and 00/100 DOLLARS

For Variance (85-44)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1001		50.00

By Pauline D. Townsend SA

Town Clerk
Title

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of

EPG REALTY CORP./EMERALD GREEN LAUNDROMAT, INC.

#85-44.

DECISION TO
GRANT
SPECIAL PERMIT

-----X
WHEREAS, EPG REALTY CORP. (owner), a corporation having an office located at 13 Garden Drive, Monticello, N.Y. 12701, by its President, Isadore Gibber, and EMERALD GREEN LAUNDROMAT, INC., a corporation having an office located at 407 Route 94, New Windsor, N. Y. 12550, by its President, Canh Sutherland, have made application for a special permit for the purposes of:

Operating a fully-attended laundromat with 20 washing machines and 15 dryers to be located at 407 Route 94, New Windsor, New York, in an NC zone; and

WHEREAS, a public hearing was held on the 13th day of January, 1986 at the Town Hall, 555 Union Avenue, New Windsor, N. Y.; and

WHEREAS, the applicant, EMERALD GREEN LAUNDROMAT, INC., was represented by Mr. Angel Caballero of Caballero Enterprises, Inc.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant intends to install a fully-attended laundromat with 20 washing machines and 15 dryers in a room which is 1,755 sq. ft. to the front of the building.

3. The evidence shows that the proposed use will be located in an NC (neighborhood/commercial) zone.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The proposal as presented will not cause substantial change in the neighborhood since the area is zoned for commercial businesses.

2. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents and will not be hazardous to the health of nearby residents.

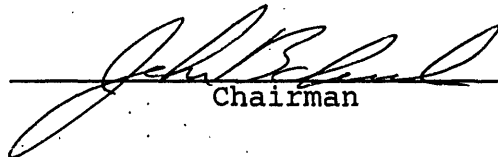
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a special permit as requested by the applicant in accordance with the plans submitted at the public hearing and that the specific use be limited to 20 washers.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 27, 1986.


Chairman

Post

PUBLIC NOTICE OF
HEARING BEFORE
ZONING BOARD
OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that
the Zoning Board of Appeals of
the TOWN OF NEW WINDSOR,
New York will hold a Public
Hearing pursuant to Section
48-34A of the Zoning Local Law
on the following proposition:
Appeal No. 44

Request of EPG Realty
Corp./John Sutherland for a
SPECIAL PERMIT of the regula-
tions of the Zoning Ordinance to
permit the installation of a laun-
dromat

being a SPECIAL PERMIT of
Section 48-9 Table of Use
Regs. Col. B for property situated
as follows:
407 Route 94, Town of New
Windsor, NY.

SAID HEARING will take
place on the 13th day of January,
1986, at the New Windsor Town
Hall, 555 Union Avenue, New
Windsor, NY, beginning at 7:30
o'clock p.m.

DANIEL P. KONKOL
Chairman
By Patricia Delio
Secretary

State of New York
County of Orange, ss:

Errett W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published once
in said newspaper, commencing on
the 2nd day of January A.D., 1986
and ending on the 2nd day of January
A.D. 1986

Subscribed and shown to before me
this 29th day of Jan., 1986

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-44

Date: 12/6/85

I. ☒ Applicant Information:

- (a) Emerald Garden Laundry, Inc. 407 Rt 94 New Windsor Canh Sutherland
(Name, address and phone of Applicant) (Owner)
(b) Same 469-2772
(Name, address and phone of purchaser or lessee)
(c) Gale Foster 11 North Chestnut St. New Paltz NY 12561 255-6799
(Name, address and phone of attorney)
(d) None
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
☐ Area Variance ☒ Special Permit

III. ☒ Property Information:

- (a) NC 407 Rt 94 New Windsor 37-1-52.2 24,175 ft²
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? R-4
(c) Is a pending sale or lease subject to ZBA approval of this application? Yes
(d) When was property purchased by present owner? June 1984
(e) Has property been subdivided previously? No When? _____
(f) Has property been subject of variance or special permit previously? No When? _____
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. ~~Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

_____~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. ✓ Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. B.
- (b) Describe in detail the use and structures proposed for the special permit.

A fully attended laundromat with 20 washing machines and 15 dryers (expandable to 30 washers in the future) will be installed in the largest room (1755 square feet) in the front of the building.

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Installing and operating the laundromat will involve no substantial changes to the property.

IX. ✓ Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ N/A Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 12/6/85

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Sworn to before me this 6th day of December, 1985.

Caul Sutherland
(Applicant)

ROSS P. VERO
Notary Public in the State of New York
Appointed in Orange County
Commission will Expire March 30, 1987

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

January 16, 1986

1763

Mr. John Sutherland
602 Surrey Road
Chester, N. Y. 10918

RE: APPLICATION FOR SPECIAL PERMIT -
EMERALD GARDEN LAUNDROMAT, INC.
#85-44

Dear Mr. Sutherland:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to GRANT the above request for a special permit restricted to twenty (20) washers. This decision was made at the January 13, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

December 12, 1985

EPG Realty Corp
13 Garden Ave
Monticello NY 12701
Attn.: John Sutherland

Re: 37-1-52.2

Dear Sir:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR
Town of New Windsor

CEJ/jk
Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

29

VSH Realty Inc
777 Dedham St
Canton Mass 02021

Forge Hill Associates
c/o Richard P. Eisenberg
342 Madison Ave
NY NY 10173

Krom George R. Jr.
& Donald T
11 Maple Ave
Cornwall on Hudson, NY 12520

Sycamore Associates
Rt 94
New Windsor NY 12550

Wells Rodney L
339 Bloomingrove Tpke
New Windsor NY 12550

Carione John
& Louise
333-335 Bloomingrove Tpke
New Windsor NY 12550

Hyde Warren H
& Caryl
329 Bloomingrove Tpke
New Windsor NY 12550

Palumbo Alfred
& Margaret
186 Caesars La
New Windsor NY 12550

Ortone Kathleen M
190 Caesars La
New Windsor NY 12550

Wright James C
& Doralties
3 St Anne Dr
New Windsor NY 12550

Staiger Jack B
& Barbara J
1 St Anne Dr
New Windsor NY 12550

Brady Robert J
& Alice E
402-404 Bloomingrove Tpke
New Windsor NY 12550

Panella Emilio
Po Box 573
Vails Gate NY 12584

Kennon Robert H
& Richard
Chips Automotive
c/o Jenny Oil Corp
3 Secor Lane
Pelham NY 10803

Dineen Joseph E
& Linda A
4 Hearthstone Way
New Windsor NY 12550

Warmers Construction Corp
PO Box 148
Newburgh NY 12550

Wellback Properties Inc
319 Bloomingrove Tpke
New Windsor NY 12550

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

Pizzonia Rudolph
Maryann, Frank
& Evelyn
Mountain View Ave
Highland Mills NY 10930

Trinka Ronald Frank
& Linda
2 St Anne Dr
New Windsor NY 12550

Ronning Steve O
& Laurie
4 St Anne Dr
New Windsor NY 12550

Striano Robert A
& Carol M
2 Hobnail Ct
New Windsor NY 12550

French Ray L
& Hazel
4 Hobnail Ct
New Windsor NY 12550

Tripodi Gertrude
5 Hobnail Ct
New Windsor NY 12550

Carbone Robert
& Greene Donna
3 Hobnail Ct
New Windsor NY 12550

Heitler Edward
& Ruth C
1 Hobnail Ct
New Windsor NY 12550

Hartmann Wilbur J
& Lilliane
3 Hearthstone Way
New Windsor NY 12550

Muslim Arif
418 Bloomingrove Tpke
New Windsor NY 12550

Kahrs Edward
& Helen
RD1 Mineral Springs Rd
Highland Mills NY 10930

Mazzurco Salvatore
Marchese Franco
& Lamberti Joseph
792 Madison Ave
Baldwin NY 11510

*refused
delivery*

1/13/86 - Public Hearing - EPG Realty, Inc. / Sutherland

Name:

Joseph Puletti
John Sutherland
Mrs. Scott

Address:

6 Elmwood Drive, Wapping
602 Surrey Rd, Chester
8 cedar Lane

Rec'd.
ZBA -
12/16/85.

Isadore Gibber, President
E.P.G. Realty Corporation
13 Garden Drive
Monticello, N.Y. 12701

Building Department
Planning Board
Town of New Windsor

Re: 405-407 Route 94, New Windsor

Dear Sirs:

Please be advised as follows:

- (1). I Isadore Gibber am the president of E.P.G. Realty Corporation.
- (2). E.P.G. Realty Corporation is currently the record owner of the building located at 405-407 Route 94, New Windsor.
- (3). The afore said premises is currently the subject of a lease purchase between E.P.G. Realty Corporation and William Scott.
- (4). William Scott our tenant and any of his sub-tenants has full approval and permission of E.P.G. Realty Corporation to remodel and refurbish said premises to be used for any lawful purpose provided the renovations do not alter the structure of the building.

Sincerely,

E.P.G. Realty Corp.

by Isadore Gibber
Isadore Gibber, President

Prelim;
12/9/85.

(3)

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Sutherland Date 11/20, 1985
To Emerald Garden Laundromat Inc Owner: EPG Realty
407 Rte 94 Monticello, NY
New Windsor

PLEASE TAKE NOTICE that your application dated 11/20, 1985
for permit to Install Laundromat - 20 Washers - 15 Dryers M/C Zone
at the premises located at 407 Route 94

is returned herewith and disapproved on the following grounds:

M/C Zone Laundromats Not Exceeding 30 Machines Capacity
Allowed by Spec. Permit of Z.B.A 48-9 Col B
(6) Uses by Spec Permit

John Finnegan Zoning Inspector
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

SutherlandDate 11/20, 1985

To EMERALD GARDEN LAUNDROMAT INC Owner: EPG Realty
407 Rte 94 Monticello, NY
New Windsor

PLEASE TAKE NOTICE that your application dated 11/20, 1985
 for permit to Install LAUNDROMAT - 20 Washers - 15 Dryers M/C Zone
 at the premises located at 407 Route 94

is returned herewith and disapproved on the following grounds:

M/C Zone LAUNDROMATS Not Exceeding 30 Machines Capacity
Allowed by Spec. Permit of Z.B.A. 48-9 Col. B
(6) Uses by Spec. Permit

John Finnegan Zone Inspector
 Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

Name of Owner of Premises Emerald Garden Laundromat, Inc.

Address 407 Route 94 New Windsor, NY Phone 469-2772

Name of Architect N/A

Address Phone

Name of Contractor John Sutherland

Address 602 Surry Lane, Chester, NY Phone 469-2772

State whether applicant is owner, lessee, agent, architect, engineer or builder: Leasee

If applicant is a corporation, signature of duly authorized officer.

TRES.

(Name and title of corporate officer)

1. On what street is property located? On the South side of Route 94

(N. S. E. or W.)

and 300 feet from the intersection of Rt 94 and Coopers Lane

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section 37 Block 1 Lot 52.2

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
Egg processing

a. Existing use and occupancy plant b. Intended use and occupancy Laundromat

5. Nature of work (check which applicable): New Building..... Addition..... Alteration XX Repair..... Removal.....

Demolition..... Other.....

6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot?.....

7. Dimensions of entire new construction: Front 45 Rear 45 Depth 39 Height 10 Number of stories 1

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Laundromat

Full time attended

10. Estimated cost \$8,500.00 Fee

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS

Name of ContractorJohn Sutherland.....

Address. 602 Surry Lane, Chester, NY Phone 469-2772.....

State whether applicant is owner, lessee, agent, architect, engineer or builder:.....Leasee.....

If applicant is a corporation, signature of duly authorized officer.

.....TRES.....

(Name and title of corporate officer)

1. On what street is property located? On the...South.....side of...Route 94.....
(N. S. E. or W.)

and ...300.....feet from the intersection of...Rt 94 and Caesars Lane.....

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section...37..... Block...1..... Lot...52.2.....

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

Egg processing

a. Existing use and occupancyplant..... b. Intended use and occupancy Laundromat.....

5. Nature of work (check which applicable): New Building.....Addition.....Alteration...XX...Repair.....Removal.....

Demolition.....Other.....

6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot?.....

7. Dimensions of entire new construction: Front.45.. Rear.45.. Depth39... Height10'... Number of stories...1..

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.Laundromat.....

..Full time attended.....

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CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-When excavating is complete and footing forms are in place (before pouring).
- 2-Foundation Inspection - check here for waterproofing and footing drains.
- 3-Inspect gravel base under concrete floors, and underslab Plumbing.
- 4-When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5-Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

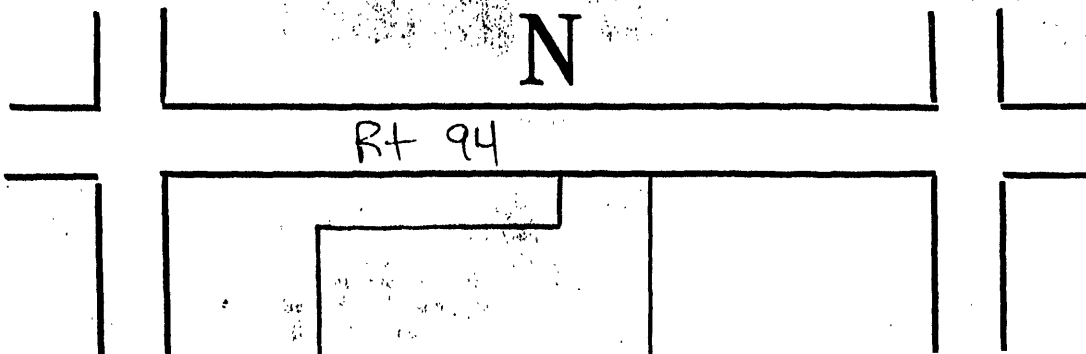
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

John L. Luthersland
(Signature of Applicant)

602 Surrey Road, Chateaufort, NY
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

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- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

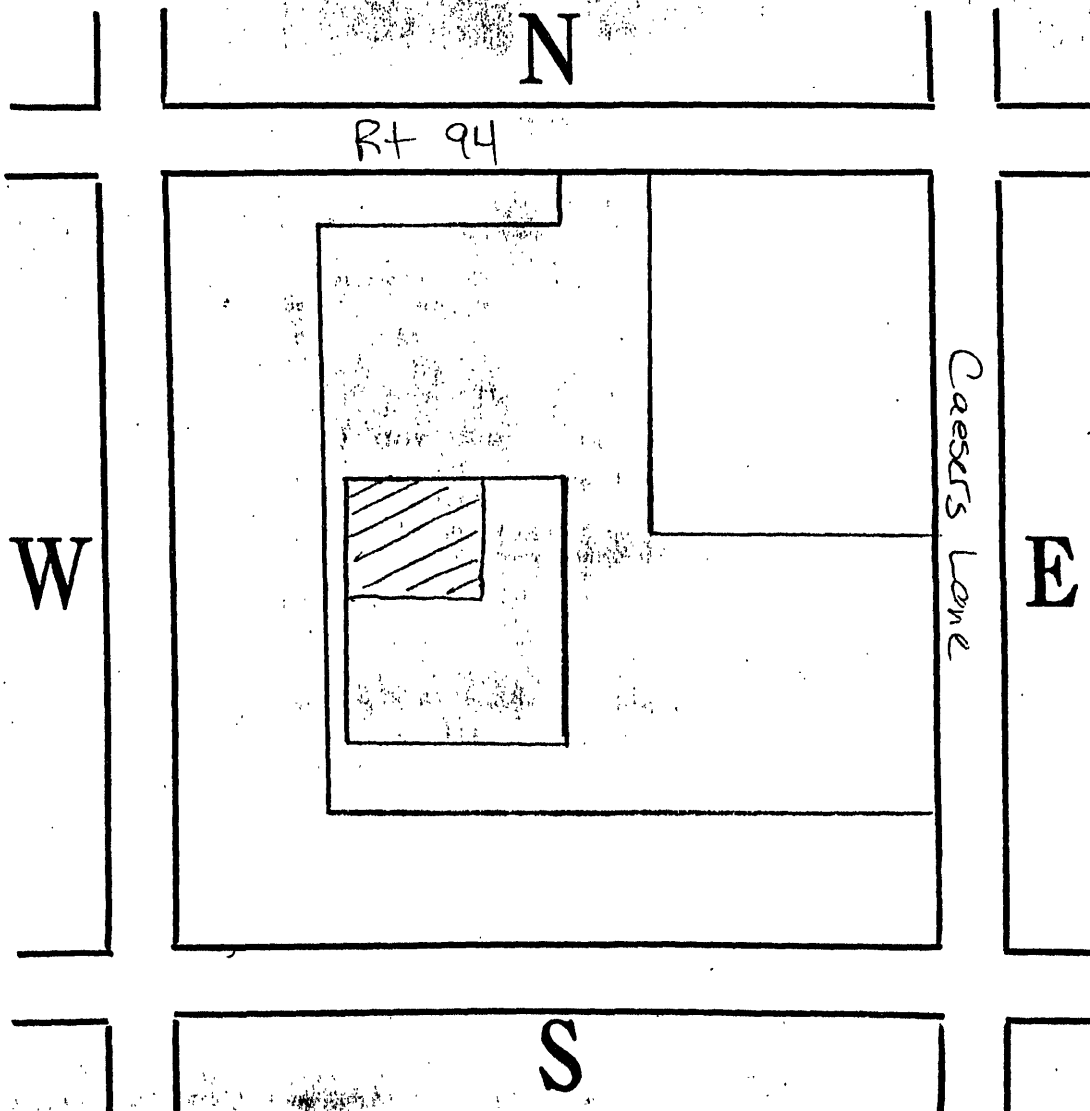
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John Luthersland
(Signature of Applicant)

602 Surrey Road, Chateau NY
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARING BEFORE THE ZBA - January 13, 1986

DATE: December 30, 1985

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

MC GUINNESS, BRENDAN - Area Variances
MOODNA DEVELOPMENT/SCHOONMAKER HOMES - Area
EPG REALTY/SUTHERLAND - Special Permit

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 44

Request of EPG REALTY CORP./JOHN SUTHERLAND

for a ~~VARIANCE~~ SPECIAL PERMIT of
the regulations of the Zoning Ordinance to
permit the installation of a laundromat

being a ~~VARIANCE~~ SPECIAL PERMIT of
Section 48-9 - Table of Use Regs.- Col. B
for property situated as follows:

407 Route 94, Town of New Windsor, N. Y.

SAID HEARING will take place on the 13th day of
January, 1986, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman

ROUTE 94

88'

UTILITY POLE

GRASS

GRASS
SIGN

9

14

10

15

11

16

12

17

13

18

TREES

175'

SYCAMORE GARDENS APARTMENTS

225'

FENCE

FENCE

GRASS

93'

45'

LAUNDROMAT

67'

39'

CONCRETE WALK

1

2

3

4

5

6

7

8

12' DRIVE

80'

13'

WOODED AREA

87.5'

CUMBERLAND FARMS STORE

SCALE: 1" = 20'

50'

SYCAMORE GAR

225'

1 2 3 4 5 6 7 8

CONCRETE WALK

67'

LAUNDROMAT

39'

45'

93'

GRASS

80'

12' DRIVE

175'

CUMBERLAND FARMS STORE

WOODED AREA

87.5'

13'

50'

19 20 21 22 23 24 25 26 27 28 29

175.5'

WOODED AREA

ELECTRICAL

200 AMP SERVICE 208-240/60/3 15 AMP 3 PHASE BREAKER ONLY

4.5 MAY AMPS WASH 5.6 MAY AMPS HIGH EXTRACT 2 - W 184
3.3 4.6 4 - W 124
1.8 2.5 14 - W 74

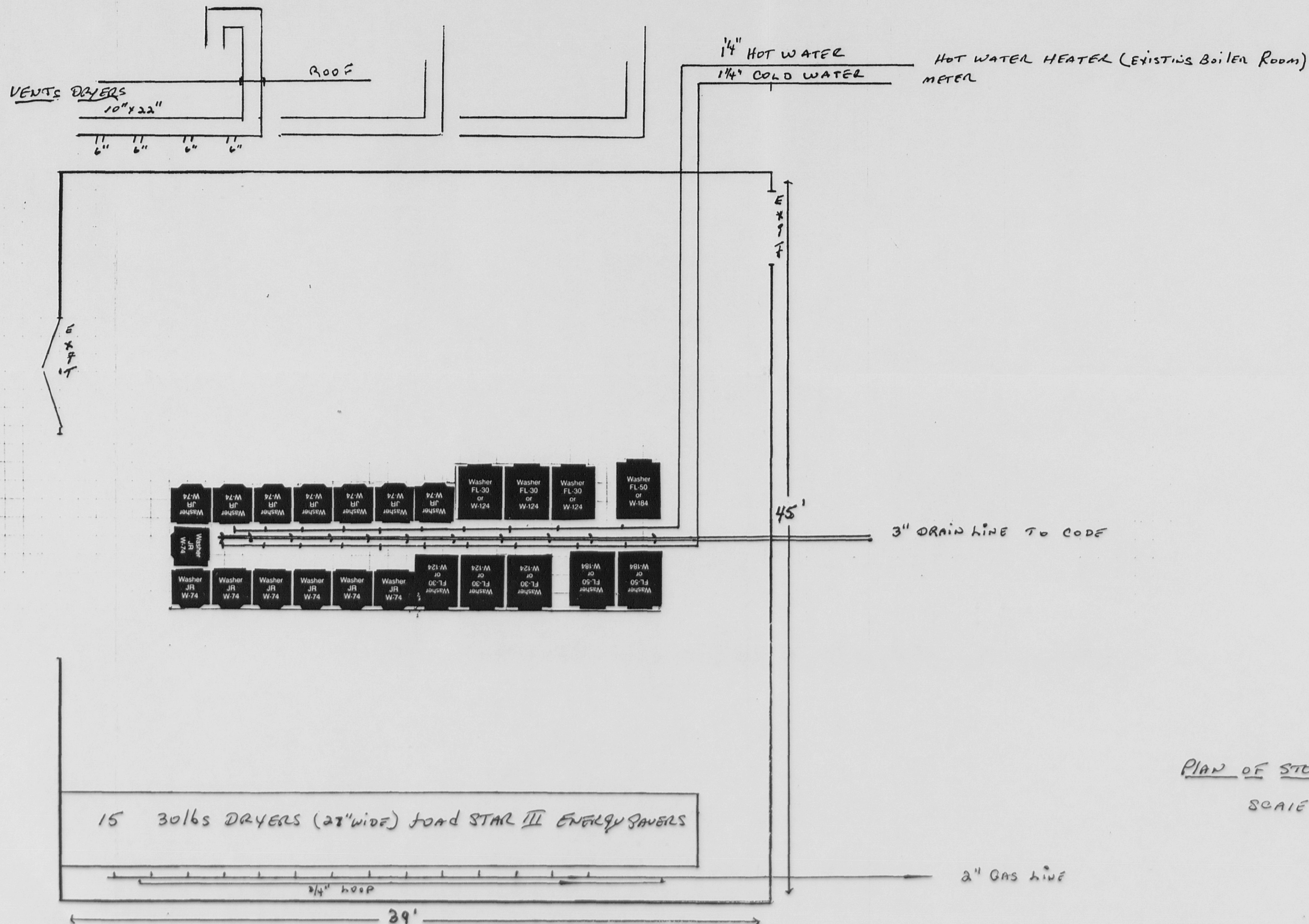
1/3 hp 115/60/1 7 1/2 amp. 15 - DRYERS LOAD STARTER

CONTROL ENERGY SWITCH 1 - HOT WATER HEATER

SEPARATE BREAKER 1 - COIN CHANGER

2 EXIT + WIGHT LIGHT

* ONLY 20 WASHER
TO OPEN STORE
FOLDING TABLE OVER
PREPARE CEMENT BASE.



PLAN OF STORE LAUNDROMAT

SCALE 1/4" = 1'0"